



# City of San Marcos

## Regular Meeting Historic Preservation Commission November 5, 2020, 5:45 PM

*The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.*

**Due to COVID-19, this will be a virtual meeting. For more information on how to observe the virtual meeting, please visit:**

**<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>**

### **I. Call To Order**

### **II. Roll Call**

- III. 30 Minute Citizen Comment Period:** *Persons wishing to comment during the citizen comment period must submit their written comments to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than **12:00 p.m. (noon)** on the day of the meeting. Timely submitted comments will be read aloud during the citizen comment portion of the meeting. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read.*

### **MINUTES**

1. Consider approval, by motion, of the September 24, 2020 special meeting minutes.
2. Consider approval, by motion, of the October 1, 2020 regular meeting minutes.

### **PUBLIC HEARINGS**

*Interested persons may join and participate in any of the public hearing items (3-4) by:*

- 1) *Sending written comments, to be read aloud\**; or
- 2) *Requesting a link to speak during the public hearing portion of the virtual meeting, including which item you wish to speak on\*.*

*\*Written comments or requests to join in a public hearing must be sent to [planninginfo@sanmarcostx.gov](mailto:planninginfo@sanmarcostx.gov) no later than **12:00 p.m. (noon)** on the day of the hearing. Comments shall have a time limit of three minutes each. Any threatening, defamatory or other similar comments prohibited by Chapter 2 of the San Marcos City Code will not be read. Any additional information regarding this virtual meeting may be found at the following link: <https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>*

3. **HPC-20-23 (508 Centre Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Cranz Greenwood to allow the construction of a new, single-story accessory dwelling unit in the rear yard of the property.
4. **HPC-20-25 (1114 West Hopkins Street)** Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the remodeling of the existing detached historic-age garage to construct a single-story, 537 square foot accessory dwelling unit in the rear yard of the property.

## **DISCUSSION ITEMS**

5. Updates from staff on the following items:
  - a. Progress of the research on how other municipalities regard historic resources on university property
  - b. Proposed Legacy Business Program
  - c. 2020 Annual Report

## **IV. FUTURE AGENDA ITEMS**

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

## **V. Adjournment**

### Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to [ADArequest@sanmarcostx.gov](mailto:ADArequest@sanmarcostx.gov).

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or [abrake@sanmarcostx.gov](mailto:abrake@sanmarcostx.gov).



# CITY OF SAN MARCOS

## Meeting Minutes

### Historic Preservation Commission

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Thursday, September 24, 2020

5:45 PM

Virtual Meeting

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**Due to COVID-19, this was a virtual meeting. For more information on how to observe the virtual meeting, please visit:**

**<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>**

#### **I. Call To Order**

With a quorum present the special meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, September 24, 2020.

#### **II. Roll Call**

**Present** 6 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, Commissioner Meyer, and Commissioner Kennedy

**Absent** 0

#### **III. 30 Minute Citizen Comment Period:**

Lisa Marie Coppoletta, 1322 Belvin Street, stated that her previous comments were directed at the former Chair of the Commission and not the Commission as a whole. She was disappointed that the historic resources survey had not been rolled out yet or ameliorated in the LDC. She said that her sense was the people on the Commission now care deeply about the citizens and the historic preservation of the city. She stated that it was offensive that developers are held to a higher standard than the city when it comes to tree protection and sidewalk projects.

Chair Perkins closed the Citizen Comment Period.

### **PUBLIC HEARINGS**

- 2. HPC-20-19 (317 Scott Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Edward Newman to allow the demolition of the historic-age detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location on the property.**

Alison Brake gave a presentation outlining the request. She concluded to demolish the existing detached garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section

C.1.2.4(10), Section C.1.2.4(11), Section C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(e) and Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10].

The applicant was available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that she was concerned with the domino effect the new structure would have on the neighborhood. She stated that the neighbors are overwhelmingly against it and said that it was disrupting to the neighborhood.

There were no further questions and Chair Perkins closed the public hearing.

Discussion between the applicant and the Commission ensued.

**Commissioner Perkins made a motion to deny the request for demolition of the detached historic-age garage located at the rear of the property along the alley and construct a two-car garage accessory dwelling unit in the same location on the property as the request was not consistent with the Secretary of the Interior's Standards for Rehabilitation, Standards 1, 2, 3, 4, 5, 6, 9, and 10. Commissioner Kennedy seconded. The motion carried by the following vote:**

**For:** 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Meyer and Commissioner Kennedy

**Against:** 0

**Abstain:** 1 – Commissioner Arlinghaus

- 3. HPC-20-21 (1114 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Shawn Dupont to allow the renovation and expansion of the existing historic-age detached garage, to include construction of an accessory dwelling unit, located at the rear of the property.**

Alison Brake gave a presentation outlining the request. She concluded request to allow the renovation and expansion of the existing historic-age detached garage, to include construction of an accessory dwelling unit, located at the rear of the property consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section C.1.2.4(10), Section C.1.2.4(11), Section C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(e) and Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10].

The applicant was available for questions. There were no further questions and Chair Perkins closed the public hearing.

Discussion between the applicant and the Commission ensued.

**A motion was made by Commissioner Perkins, seconded by Commissioner Dake to deny the request for the renovation and expansion of the existing historic-age detached garage, to include construction of an accessory dwelling unit, located at**

**the rear of the property as the request is not consistent with Secretary of the Interior's Standards, Standards 1, 2, 3, 6, 9, and 10.**

**For:** 5 – Commissioner Perkins, Commissioner Dake, Commissioner Meyer, Commissioner Holder, and Commissioner Kennedy

**Against:** 0

**Abstain:** 1 – Commissioner Arlinghaus

**4. HPC-20-22 (552 Rogers Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Lisa Prewitt, on behalf of Mike Olstad, to allow the installation of two sixteen-inch rock faced retaining walls in the front yard of the property.**

Alison Brake gave a presentation outlining the request. She concluded while the installation of the retaining walls will not have a negative effect on the property, the removal of the concrete entrance steps will affect the historic integrity of the property. Staff finds the request for the installation of the retaining walls is consistent with the Historic District Design Guidelines [Section C.3.4.3(A) and Section C.3.4.3(B)(5)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(g), Section 4.5.2.1(l)(1)(i)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10] but the removal of the concrete steps is not consistent with the Secretary of the Interior Standards for Rehabilitation [Standard 2]. Staff recommended approval with the following conditions:

1. The concrete entrance steps located at street level, identified in My Historic SMTX as landscape features, are reconstructed in their previous location as shown on the Historic Resources Form from My Historic SMTX; and
2. The applicant shall notify the Historic Preservation Officer when installation of the project begins and when the project is completed.

The applicant and the property owner were available for questions.

Lisa Marie Coppoletta, 1322 Belvin Street, stated that \$1,000 of limestone was removed from her and her neighbor's properties for a sidewalk project and stated she was afraid that the removal altered her property's historic integrity. She said that she was concerned that sidewalk projects and bus stop projects did not have to come through this particular Commission. She explained her concern with flooding that she believed the retaining walls would cause on neighboring properties

There were no further questions and Chair Perkins closed the public hearing.

Discussion between the applicant and the Commission ensued.

**A motion was made by Commissioner Perkins, seconded by Commissioner Dake Perkins to approve the request for the installation of two sixteen-inch rock faced retaining walls in the front yard of the property as the request met the criteria of the San Marcos Development Code [Section 4.5.2.1(l)(1)(g) and Section 4.5.2.1(l)(1)(i)] and is consistent with the Historic District Design Guidelines [Section C.3.4.3(A) and Section C.3.4.3(B)(5)] and Secretary of the Interior's Standards [Standard Number 2] with the following conditions:**

1. The concrete entrance steps located at street level, identified in My Historic SMTX as landscape features, are reconstructed in their previous location as shown on the Historic Resources Form from My Historic SMTX;
2. The project will follow the plan shown in Rendering Number 2, identified as “EXHIBIT D” of the agenda packet item (Item #4); and
3. The applicant shall notify the Historic Preservation Officer when installation of the walls and stairs begins and when the installation of the walls and stairs is completed.

**For:** 5 – Commissioner Perkins, Commissioner Dake, Commissioner Meyer,  
Commissioner Arlinghaus, and Commissioner Kennedy

**Against:** 1 – Commissioner Holder

**Abstain:** 0

### **FUTURE AGENDA ITEMS**

There were none.

**THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING  
ADJOURNED AT 7:42 P.M.**

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Ryan Patrick Perkins, Chair

### **ATTEST:**

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Alison Brake, Historic Preservation Officer and Planner



# CITY OF SAN MARCOS

## Meeting Minutes

### Historic Preservation Commission

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Thursday, October 1, 2020

5:45 PM

Virtual Meeting

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**Due to COVID-19, this was a virtual meeting. For more information on how to observe the virtual meeting, please visit:**

**<https://sanmarcostx.gov/2861/Historic-Preservation-Commission-VideosA>**

#### **I. Call To Order**

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:47 p.m. on Thursday, October 1, 2020.

#### **II. Roll Call**

**Present** 5 – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Meyer

**Absent** 1 - Commissioner Kennedy

#### **III. 30 Minute Citizen Comment Period:**

Lisa Marie Coppoletta, 1322 Belvin Street, voiced her concern with the retaining walls the Commission approved at the previous meeting. She applauded Commissioner Holder raising the questions regarding the potential for flooding.

Benjamin George, owner of Heartwood Carpentry Co., a local carpentry business that specializes in historical restorations and fine carpentry.

Karl Brown, no address given, wrote in his comment which was read into record.

Tom Wassenich, no address given, wrote in his comment which was read into record.

Joanna Tegtmeyer, no address given, wrote in her comment which was read into record.

Chair Perkins closed the Citizen Comment Period.

### **MINUTES**

#### **1. Consider approval, by motion, of the September 3, 2020 regular meeting minutes.**

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the minutes as submitted. The motion carried by the following vote:

**For: 5** – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Meyer  
**Against: 0**

### **ACTION ITEM**

**2. Consideration of Recommendation Resolution 2020-02RR, recommending the City Council support the repatriation efforts of the Miakan-Garza Band of the Coahuiltecan people.**

Discussion between the Commission and Dr. Mario Garza, Elder Chair of the Indigenous Cultures Institute ensued.

**A motion was proposed by Commissioner Arlinghaus to approve Recommendation Resolution 2020-02RR, recommending the City Council support the repatriation efforts of the Miakan-Garza Band of the Coahuiltecan people. Commissioner Arlinghaus seconded. The motion carried by the following vote:**

**For: 5** – Commissioner Perkins, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus and Commissioner Meyer  
**Against: 0**

Commissioner Perkins directed staff to include the letter that Dr. Garza sent to staff from the president of the University of Texas at Austin. The Recommendation Resolution will be submitted to the City Clerk and City Manager for distribution to the City Council per the Commission Bylaws.

### **PUBLIC HEARINGS**

**3. HPC-20-24 (200 West MLK Drive) Hold a public hearing and consider a request for a Certificate of Appropriateness by the Calaboose African American History Museum, on behalf of the City of San Marcos, to allow the installation of a newly designed freestanding sign in front of the property.**

Alison Brake gave a presentation outlining the request. She concluded that the installation of the newly design wood sign is consistent with the Historic District Design Guidelines [Sections C.4.1.2, C.4.1.5, C.4.1.7(A)(2), C.4.1.7(G), and C.1.4.8(C)].

No one spoke in favor nor in opposition. The applicant was available for questions. There were no further questions and Chair Perkins closed the public hearing.

Discussion between the applicant and the Commission ensued.

**A motion was proposed by Commissioner Arlinghaus to approve the request for the installation of a newly designed freestanding sign in front of the property as the request is consistent with the Historic District Design Guidelines [Sections C.4.1.2, C.4.1.5, C.4.1.7(A)(2), C.4.1.7(G), and C.1.4.8(C)]. Commissioner Holder seconded. The motion carried by the following vote:**

**For: 4** – Commissioner Perkins, Commissioner Holder, Commissioner



Arlinghaus and Commissioner Meyer

**Against: 0**

**Abstain: 1 – Commissioner Dake**

## **DISCUSSION ITEMS**

Prior to Item 4 being read into record there was a brief five-minute recess.

- 4. The process for demolition of historic buildings on Texas State University property, including possible means of enabling City involvement in the process to facilitate the preservation of such historic buildings when feasible, and provide direction to staff**  
Representatives from Texas State University, Nancy Nusbaum, and from the Texas Historical Commission, Pam Opiela, were available to speak to the Commission regarding the processes followed regarding the recent demolition of the Ivey-Moore House on the University's property.

The Commission directed staff to bring forward a draft Recommendation Resolution to the December meeting regarding moving forward with an agreement between the University, the City, and the County. They also directed staff to research how other cities with universities, such as Georgetown and Nacogdoches, regard historic resources on university property.

An update will be provided to the Commission on the progress of the research in November

- 5. Federal Section 106 Review and provide direction to staff.**  
Staff provided information on the Federal Section 106 Review. Section 106 of the National Historic Preservation Act of 1966 requires federal agencies to consider the effects of projects they carry out, approve, or fund on historic properties. It encourages, but does not mandate, preservation.

The Commission directed staff to notify the Chair and the Vice Chair of the Commission when a Section 106 letter is sent to the HPO.

- 6. Texas Historical Commission's Undertold Marker Program and provide direction to staff.**

Staff invited J. Marie Bassett, the Historical Marker Chair of the Hays County Historical Commission to speak on this item.

She explained the process for nominating sites for these types of markers and stated that the application deadline to submit them is on November 1<sup>st</sup>. She stated that anyone could directly submit the application to THC but if anyone is planning to submit the application through the Hays County Historical Commission, they needed to get the application to them no later than the end of November for their review.

No direction from the Commission was given regarding this item.

- 7. Potential future local historic landmarks and provide direction to staff.**  
The Commission directed staff to add an item on a future agenda for the Commission to consider the designation of the Calaboose African American Museum as a local historic landmark.

**8. Draft 2020 Annual Report and provide direction to staff.**

The Commission directed staff to postpone this item until a future agenda as they did not have a full Commission present for the item.

**9. Process for tracking Certificates of Appropriateness from approval to installation.**

Staff explained the new, improved process that is in place for tracking COAs after they're approved by the Commission. Staff stated that the process is two-fold and will vary slightly depending on whether or not a permit is required. The Commission was excited to hear of the improved process.

**10. Update from staff on the Legacy Business Program.**

Staff updated the Commission stating that they were working with the Main Street Department to schedule a joint meeting in November with the Commission and the Main Street Advisory Board. Staff stated that they had reached out to the City of San Antonio staff about coming to give a presentation to the group on the Legacy Business Program in San Antonio. Following this meeting, staff is hoping to create a subcommittee consisting of members from both the Commission and the Main Street Advisory Board.

**FUTURE AGENDA ITEMS**

There were none.

**THERE BEING NO FURTHER BUSINESS CHAIR PERKINS DECLARED THE MEETING  
ADJOURNED AT 8:56 P.M.**

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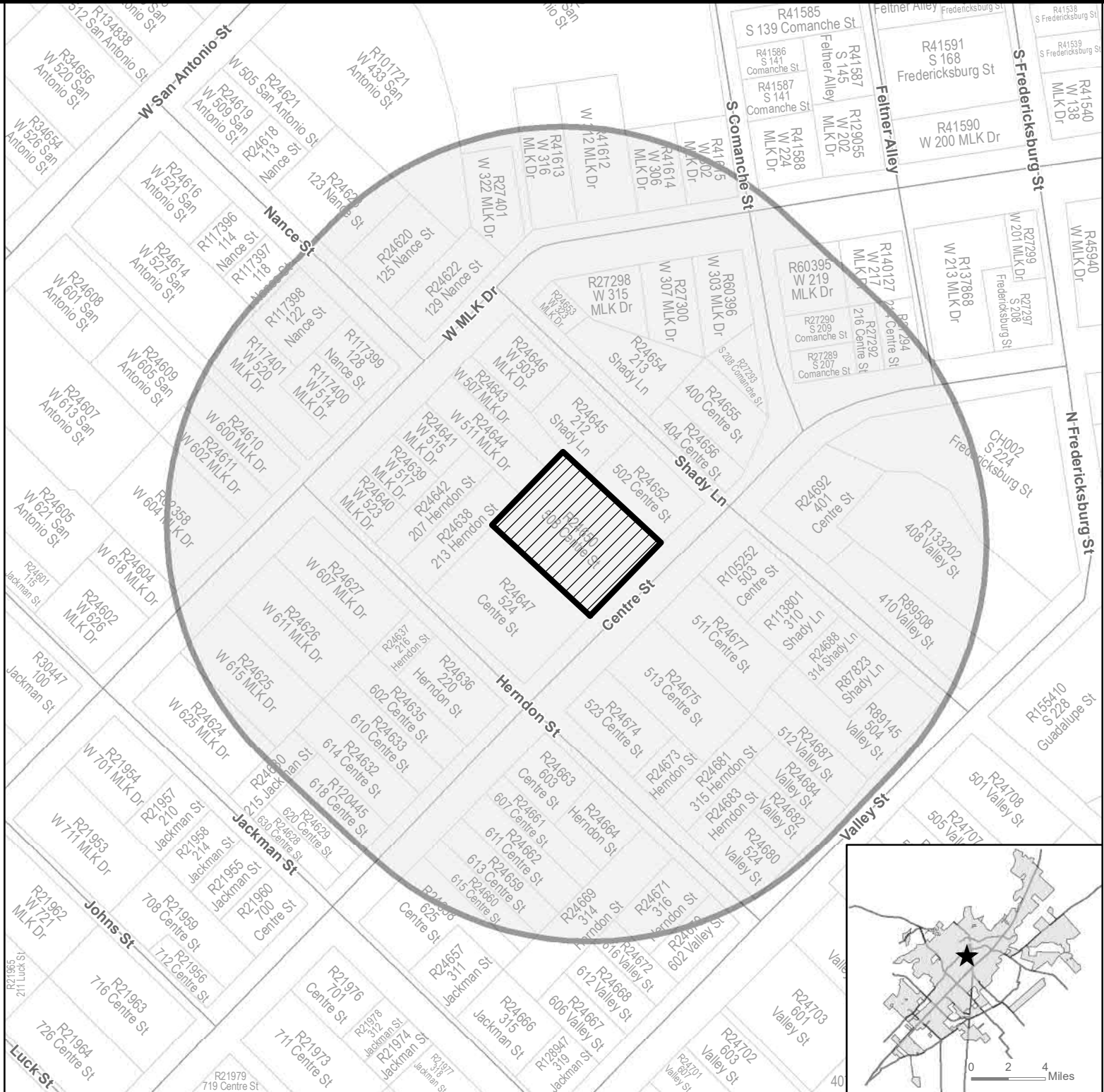
Ryan Patrick Perkins, Chair

**ATTEST:**

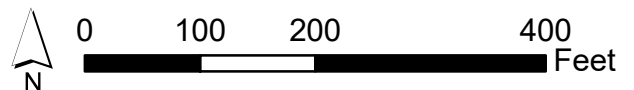
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Alison Brake, Historic Preservation Officer and Planner

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- ★ Site Location
- Subject Property
- 400' Buffer
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/9/2020



**Staff Report**  
**Historic Preservation Commission**  
**HPC-20-23**

*Prepared by: Alison Brake, CNU-A, Historic Preservation Officer*  
*Date of Meeting: November 5, 2020*

**Applicant Information:**

**Applicant:** Cranz E. Greenwood  
100 Keegans Way  
Kyle, TX 78640

**Property Owner:** Annie Mae Greenwood (deceased)  
508 Centre Street  
San Marcos, TX 78666

**Public Hearing Notice:**

**Mailed:** October 16, 2020

**Response:** None as of report date.

**Subject Properties:**

**Location:** 508 Centre Street

**Historic District:** Dunbar

**Style:** New Construction

**Date Constructed:** Main structure built in 2019 after receiving approved COA

**Priority Level:** Low (*My Historic SMTX*)

**Listed on NRHP:** No

**RTHL:** No

**Applicant Request:**

To allow the construction of a single-story, 852 square foot accessory dwelling unit in the rear yard of the property.

**Staff Recommendation:**

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

**Staff Comments:**

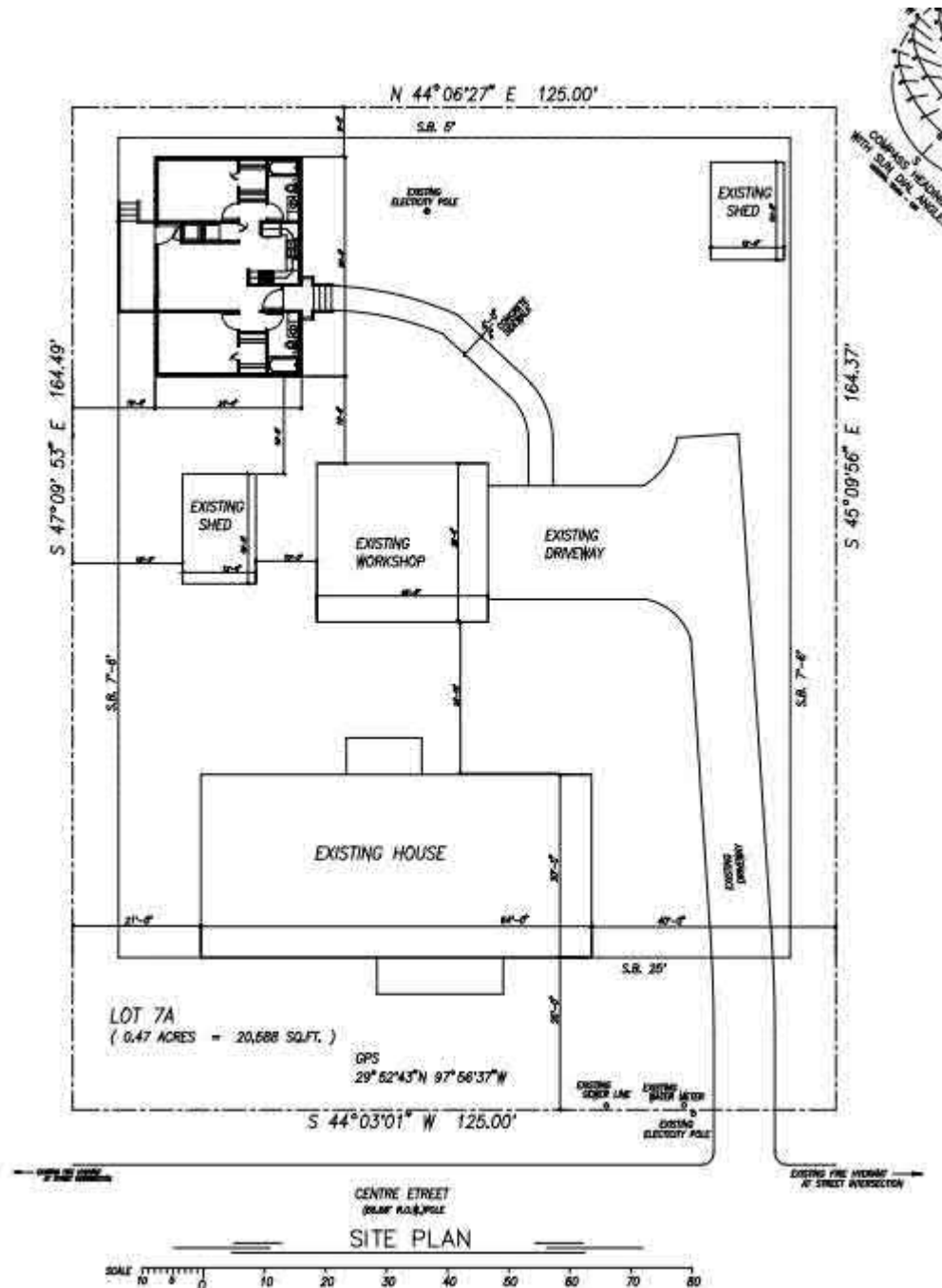
The subject property is located on Centre Street, adjacent to the Jackson Chapel United Methodist Church ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a low preservation priority ("EXHIBIT B"). Low priority properties are those that clearly lacked integrity, were significantly altered or deteriorated, or lacked overall architectural or historical significance. In addition, those resources not of historic age or vacant parcels were also evaluated as low priority and non-contributing. At the time of the survey, the main structure had not been constructed and the property was vacant except for an existing workshop and a couple of sheds.

Photographs of the property from *My Historic SMTX* are shown below:

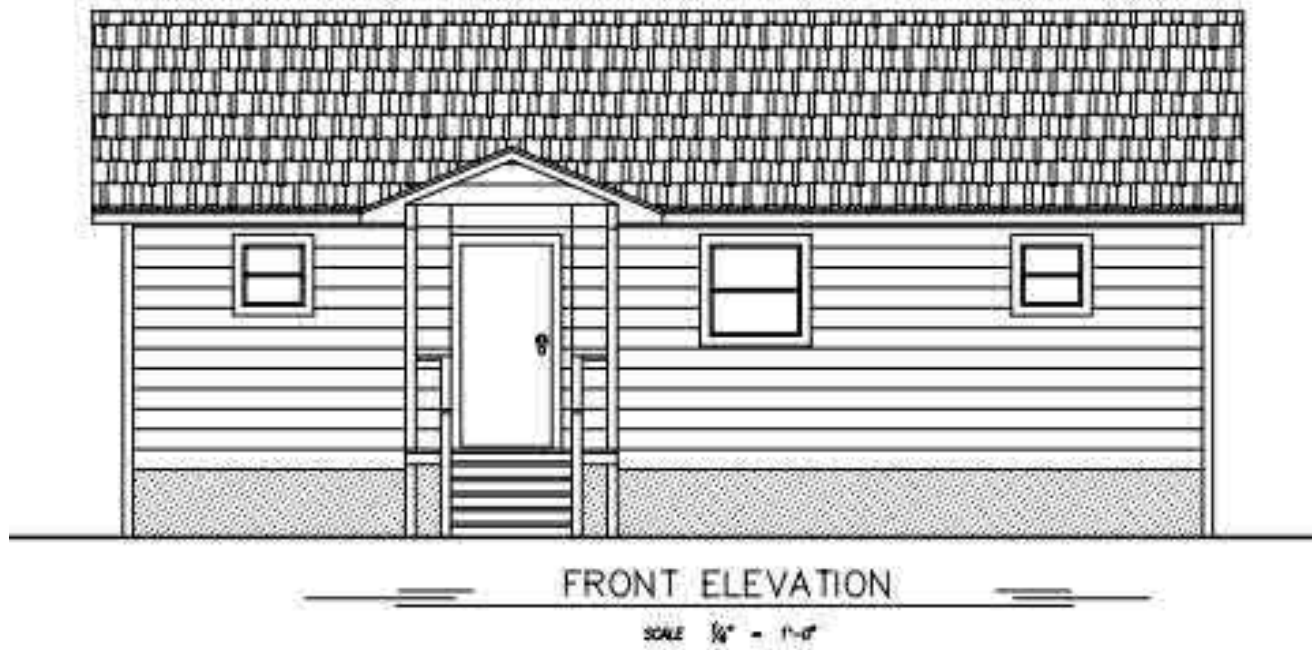




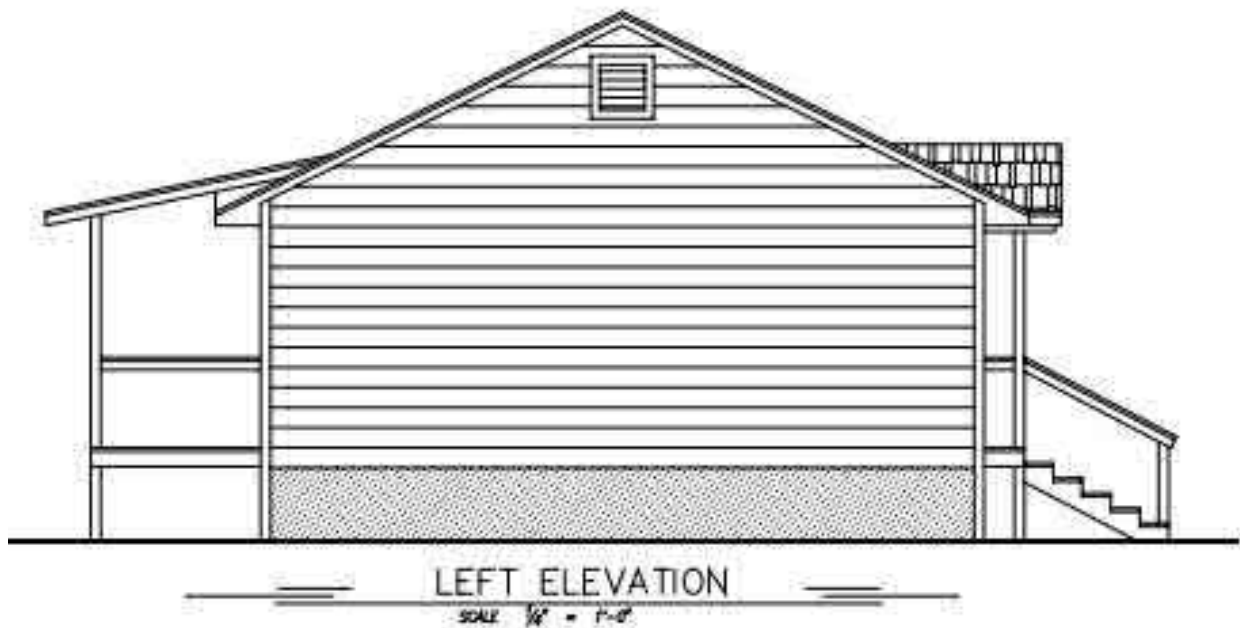
The applicant is proposing to construct a single-story, 852 square foot accessory structure on the property. The main structure was constructed in 2019 after receiving an approved Certificate of Appropriateness from the Commission in January of that year. The site plan submitted with the application, shows the new accessory dwelling structure located at the rear of the property behind both the existing workshop and one of the existing sheds. The front façade of the new structure will face the interior of the lot with a new pathway constructed from the existing driveway as shown in the site plan. There is a strong possibility that the new structure will not be seen from the right-of-way. However, staff wanted to take the precaution and bring the request forward for approval. A building permit has also been submitted for review by City staff; it will not be issued until all review comments have been cleared and there is an approved Certificate of Appropriateness.



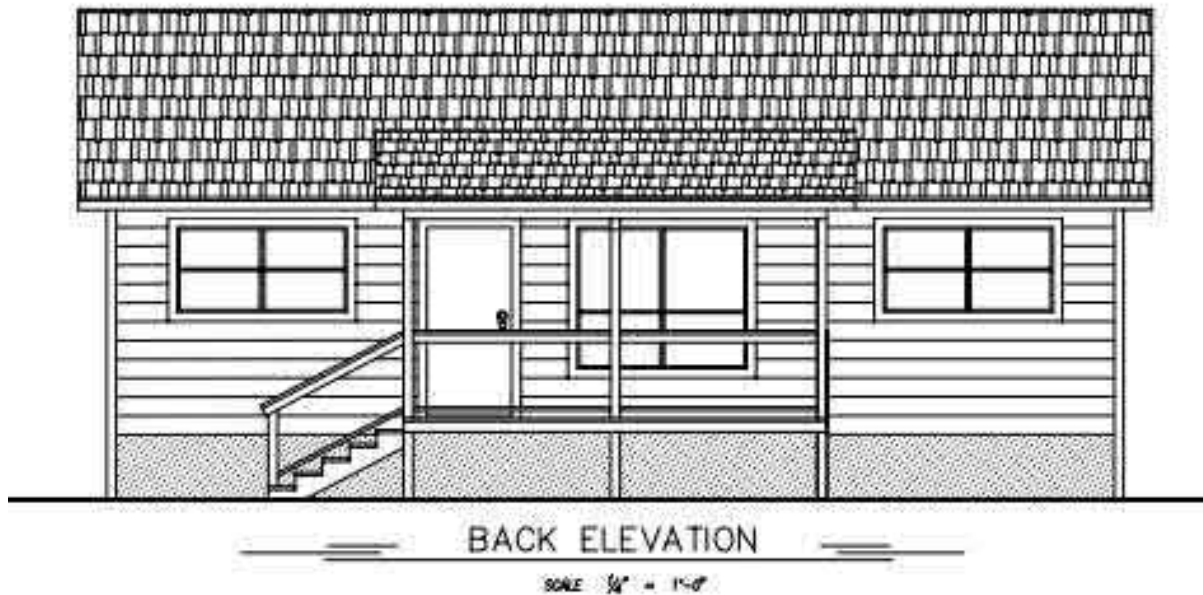
The following renderings were supplied with the building permit and COA application.



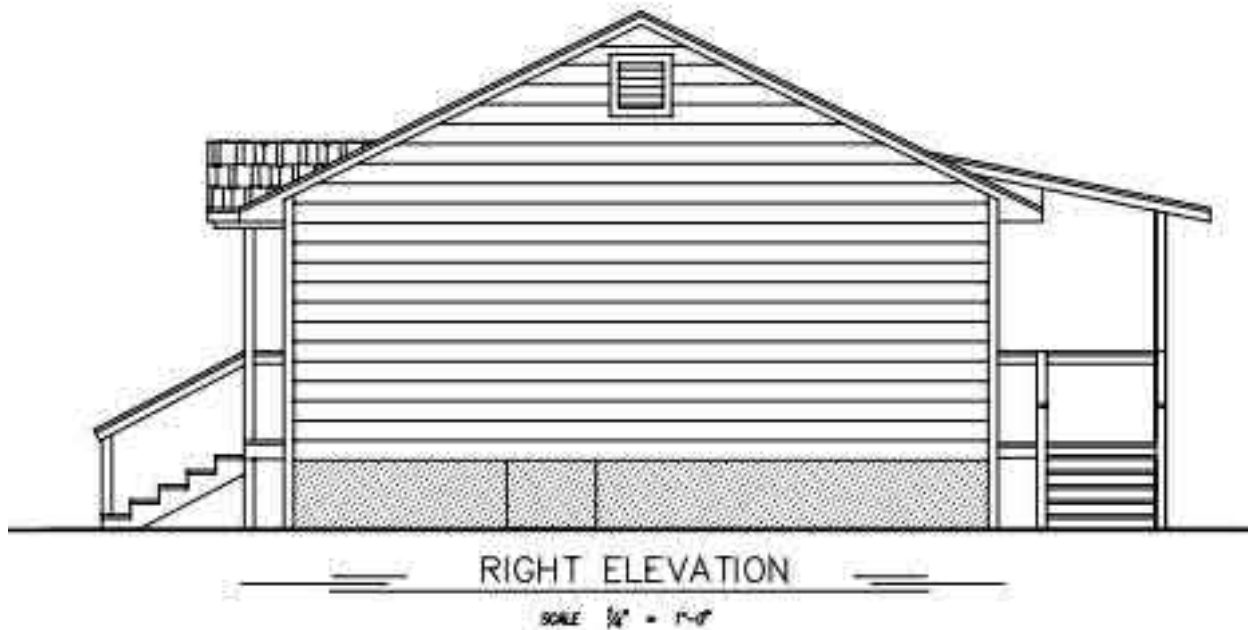
*Front Façade of ADU – Facing Interior of Lot*



*Side Façade of ADU – Portion Facing Centre Street (shielded by existing buildings)*



***Rear Façade of ADU – Facing Side Property Line (adjacent to Jackson Chapel)***



***Side Façade of ADU – Portion Facing Rear Property Line***

The Historic Design Guidelines do not provide specific guidance for accessory dwelling units in historic neighborhoods but do provide guidance on new construction:

- Respect and maintain the overall height of buildings in the immediate vicinity [Section C.1.2.4(2)]  
*The new structure is a one-story building and is in line with the overall height of the buildings in the area, including the main structure.*



- Utilize floor heights common to adjacent buildings [Section C.1.2.4(6)]  
*The new structure's floor height is the same as the main structure's floor height.*
- Roof forms and roof lines should be consistent in shape and detail [Section C.1.2.4(7)]  
*The roof forms and roof lines of the new structure are consistent and compatible with the main residence.*
- Maintain the solid to void pattern established in window openings in front façades [Section C.1.2.4(8)]  
*There are no windows on the left side façade which faces Center Street. However, that side of the new building appears to be screened from view by the existing shed and existing workshop.*
- Materials should reflect the period in which they are built but also respect the scale of adjacent buildings [Section C.1.2.4(9)]  
*For the new structure, the applicant is proposing to use a lap siding that matches the main structure. The proposed Hardiplank siding appears to match the width and style of the siding on the newly constructed main structure; this is consistent with Section 4.5.2.1(l)(1)(g) of the San Marcos Development Code.*
- Avoid creating a false sense of history when constructing new buildings [Section C.1.2.4(16)]  
*The proposed accessory dwelling unit is being constructed in a similar style as the main residence but should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic properties located in the vicinity.*

Staff also finds that request for a new accessory dwelling unit meets Standard Number 9 of the of the Interior's Standards for Rehabilitation: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment." Removal of the new structure will not impair the integrity of the site which staff finds consistent with Standard Number 10 of the Secretary of the Interior's Standards for Rehabilitation: "New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

Staff finds the request to construct a new, single-story, 852 square foot accessory dwelling unit in the rear yard of the property is consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), Section and Section C.1.2.4(16)], the San Marcos Development Code [Section 4.5.2.1(l)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 10]. Therefore, Staff recommends **approval of the request as submitted**

## **EXHIBITS**

- Aerial Map
- Sheet from Survey Inventory Table from *My Historic SMTX*
- San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(l)
- Secretary of the Interior Standards for Rehabilitation

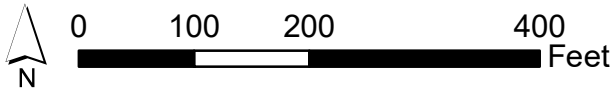


HPC-20-23  
Aerial View  
508 Centre Street (Single-Story Accessory Dwelling Unit)

EXHIBIT A








- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/9/2020



Local Id# / Image	Address	Current Name/ Historic Name	Current Function/ Historic Function	Stylistic Influence/ Historical Context	Construction Date	Existing Designation	Eligibility	Priority
R105252 	503 CENTRE ST  SAN MARCOS	Domestic  Domestic	No Style	2003	<input type="checkbox"/> NR <input type="checkbox"/> OTHM	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC	Individually: No  In District?: No	Low (not historic)
R154921 	508 CENTRE ST SAN MARCOS	Storage  Storage	No Style	ca. 1950	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input checked="" type="checkbox"/> Local	Individually: No  In District?: Yes Non-contributing	Low
Dunbar Local Historic District								
R24660 	600 blk CENTRE ST  SAN MARCOS	Vacant parcel  Undetermined	N/A		<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input type="checkbox"/> Local	Individually: No  In District?: No	Low (vacant)
R24659 	600 blk CENTRE ST  SAN MARCOS	Vacant parcel  Undetermined	N/A		<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input type="checkbox"/> Local	Individually: No  In District?: No	Low (vacant)
R24635 	602 CENTRE ST SAN MARCOS	Domestic  Domestic	No Style	ca. 1970	<input type="checkbox"/> NR <input type="checkbox"/> OTHM <input type="checkbox"/> SAL <input type="checkbox"/> In District <input type="checkbox"/> Contributing	<input type="checkbox"/> RTHL <input type="checkbox"/> HTC <input type="checkbox"/> Local	Individually: No  In District?: No	Low

**Section 2.5.5.4 Criteria for Approval**

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

- (1) Consideration of the effect of the activity on historical, architectural or cultural character of the Historic District or Historic Landmark;
- (2) For Historic Districts, compliance with the Historic District regulations;
- (3) Whether the property owner would suffer extreme hardship, not including loss of profit, unless the certificate of appropriateness is issued;
- (4) The construction and repair standards and guidelines cited in Section 4.5.2.1

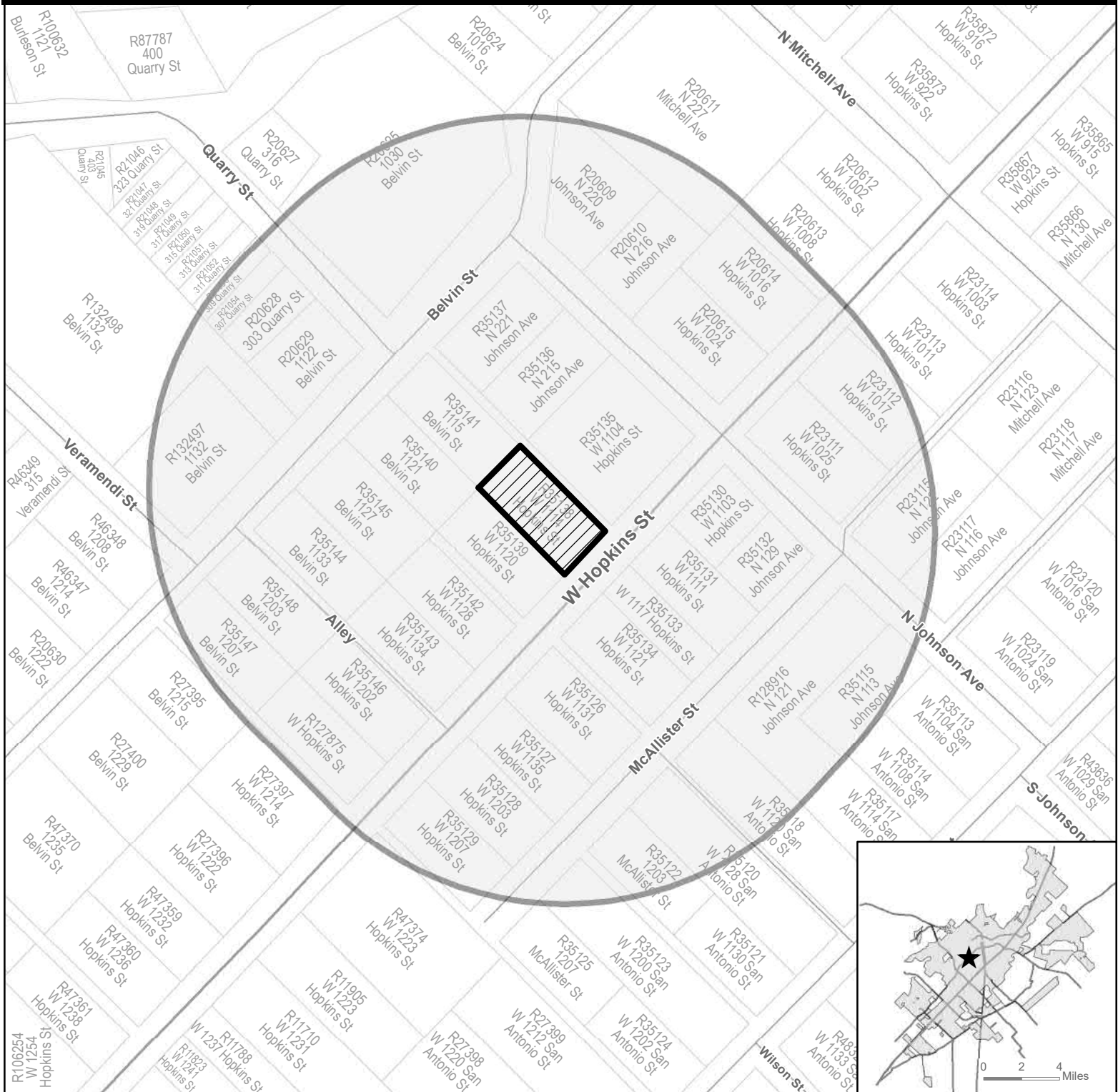
**Section 4.5.2.1 Historic Districts****I. Construction and Repair Standards.**

- (1) New construction and existing buildings and structures and appurtenances thereof within local Historic Districts that are moved, reconstructed, materially altered or repaired shall be visually compatible with other buildings to which they are visually related generally in terms of the following factors; provided, however, these guidelines shall apply only to those exterior portions of buildings and sites visible from adjacent public streets:
  - a. **Height.** The height of a proposed building shall be visually compatible with adjacent buildings.
  - b. **Proportion of building's front facade.** The relationship of the width of a building to the height of the front elevation shall be visually compatible to the other buildings to which it is visually related.
  - c. **Proportion of openings within the facility.** The relationship of the width of the windows in a building shall be visually compatible with the other buildings to which it is visually related.
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  - i. **Walls of continuity.** Appurtenances of a building including walls, fences, and building facades shall, if necessary, form cohesive walls of enclosure along a street, to ensure visual compatibility of the building to the other buildings to which it is visually related.
  - j. **Scale of a building.** The size of a building, the mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the other buildings to which it is visually related.
- (2) The Historic Preservation Commission may use as general guidelines, in addition to the specific guidelines contained this section, the Historic Design Guidelines located in Appendix C of the San Marcos Design Manual and the current Standards for Historic Preservation Projects issued by the United States Secretary of the Interior.

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

**HPC-20-25**  
**400' Notification Buffer**  
**1114 W Hopkins St (Single-Story Accessory Dwelling Unit)**



## Site Location



## Subject Property



## 400' Buffer

## Parcel



### City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Map Date: 10/9/2020



**Staff Report**  
**Historic Preservation Commission**  
**HPC-20-25**

*Prepared by: Alison Brake, CNU-A, Historic Preservation Officer*  
*Date of Meeting: November 5, 2020*

**Applicant Information:**

**Applicant:** Shawn Dupont  
114 West Hopkins Street  
San Marcos, TX 78666

**Property Owner:** Same

**Public Hearing Notice:**

**Mailed:** October 16, 2020

**Response:** None as of report date.

**Subject Properties:**

**Location:** 1114 West Hopkins Street  
**Historic District:** Hopkins Street  
**Description:** Craftsman  
**Date Constructed:** c. 1925 (*My Historic SMTX*)  
**Priority Level:** High (*My Historic SMTX*)  
**Listed on NRHP:** No  
**RTHL:** No

**Applicant Request:**

To allow the remodeling of the existing detached historic-age garage to construct a single-story, 537 square foot accessory dwelling unit in the rear of the property.

**Staff Recommendation:**

- ☒ *Approval* - appears to meet criteria for approval
- ☐ *Approval with conditions* – see comments below
- ☐ *Denial* - does not appear to meet criteria for approval
- ☐ Commission needs to address policy issues regarding this case.

**Staff Comments:**

The subject property is located on West Hopkins Street, south of Johnson Avenue in the Hopkins Street Historic District ("EXHIBIT A"). The property was evaluated in *My Historic SMTX* with a high preservation priority ("EXHIBIT B"). High priority properties are those resources that have retained integrity, are significant or rare examples of a particular type or style, and/or have significant associations with the community. Typically, high priority properties are recommended as potentially National Register of Historic Places (NRHP) or local landmark eligible either individually or as part of a potential historic district based on the results of research and survey efforts. The historic resources survey states that the property has high integrity and is a significant/intact example of a 1920s Craftsman bungalow that reflects early 20<sup>th</sup> Century neighborhood development.

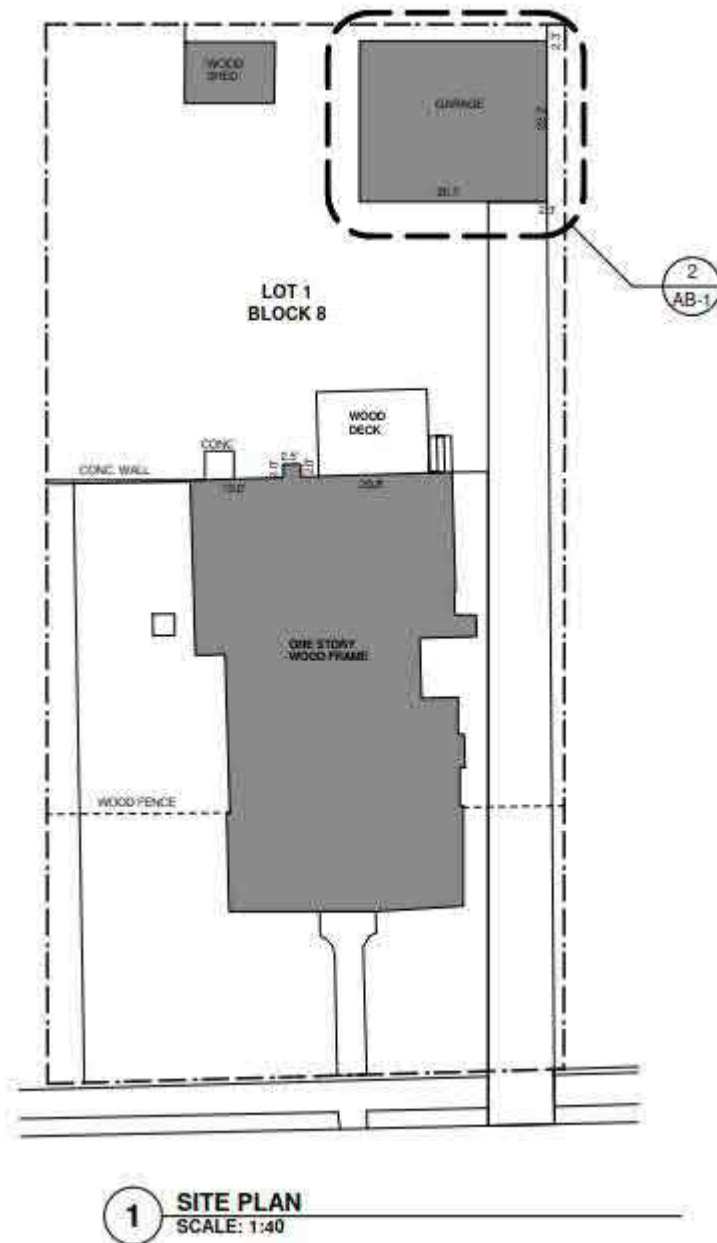


Photographs of the property from *My Historic SMTX* are shown below:



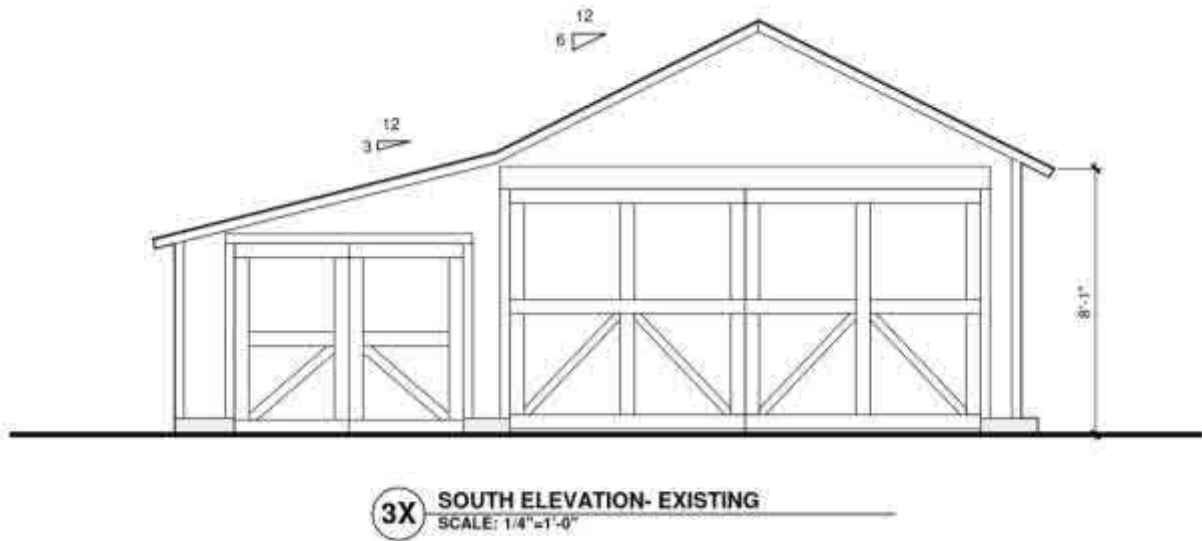


The applicant is proposing to remodel the existing one-story historic-age detached garage, located at the rear of the property, to construct a single-story, 537 square foot accessory dwelling unit (ADU). The San Marcos Development Code allows for accessory dwelling units as a limited use within single-family zoning districts subject to the standards within Section 5.1.3.1(c)(2). The accessory dwelling unit as proposed meets these standards.

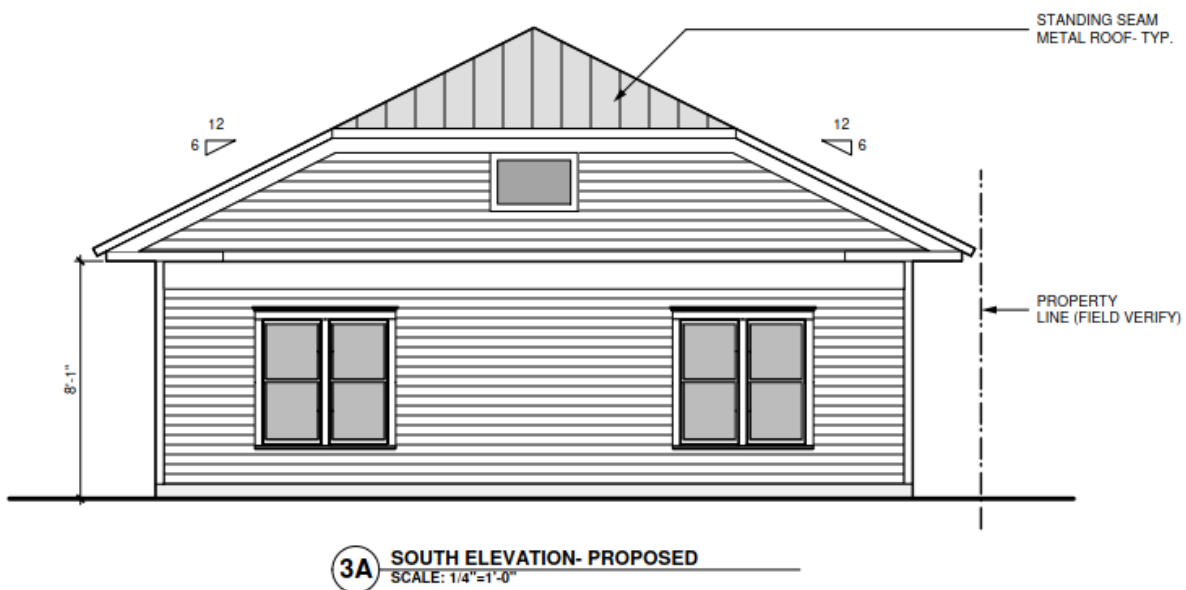


The existing garage is 332 square feet, with a 205 square foot storage space located on the left-hand side of the garage, shown in the following renderings. The footprint of the existing garage is not changing. The applicant is proposing to reuse several of the walls as well as the foundation of the existing structure. The survey form lists the garage as both an ancillary building and a landscape feature. It states that it is of historic age but does not list a date of construction.

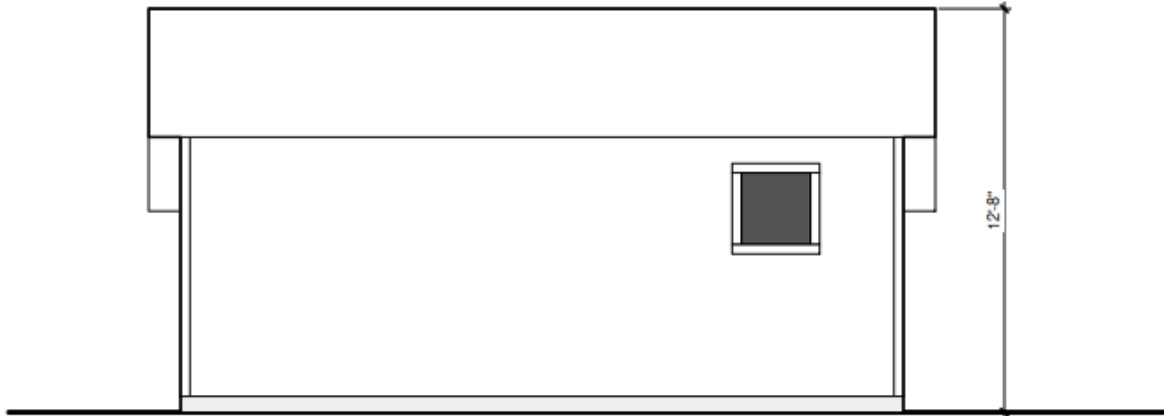
The renderings of the proposed remodeled structure, submitted by the applicant, have been included in the packet as “EXHIBIT C”.



*Rendering of existing structure (View of structure from West Hopkins Street)*



*Rendering of proposed remodeled structure (View of structure from West Hopkins Street)*



**4X EAST ELEVATION- EXISTING**  
SCALE: 1/4"=1'-0"

*Rendering of existing structure (View of East Side Façade, facing 1104 W. Hopkins Street)*



**4A EAST ELEVATION- PROPOSED**  
SCALE: 1/4"=1'-0"

*Rendering of proposed remodeled structure (View of East Side Façade, facing 1104 W. Hopkins Street)*

The applicant is proposing to construct the new structure in the same Craftsman style as the main residence, utilizing horizontal wood siding that is the same in width and profile as the main structure. The applicant is also proposing to match the roofing material of the new structure to that of the main structure, standing seam metal.

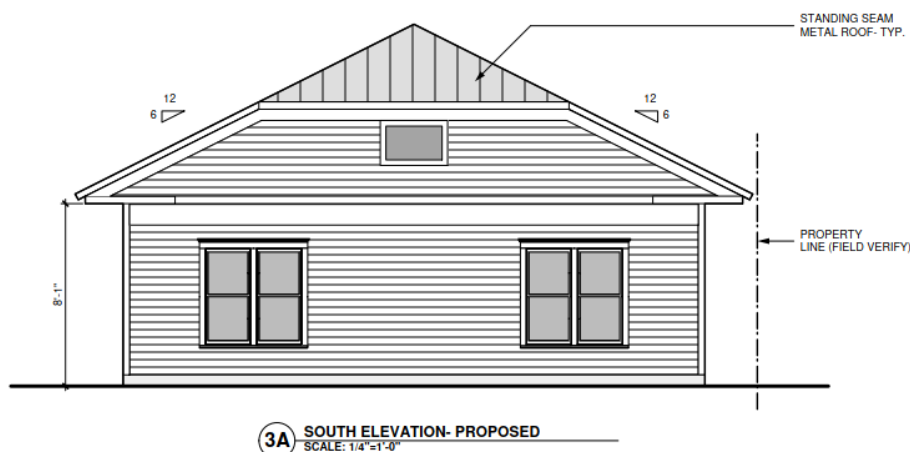
The Historic Design Guidelines do not provide specific guidance for accessory dwelling units in historic neighborhoods but do provide guidance on new construction:

- Respect and maintain the overall height of buildings in the immediate vicinity [Section C.1.2.4(2)]  
*The proposed remodeled structure is a one-story structure, similar in height to the existing garage and comparable to the main residence.*

- Maintain the building relationship to the street – set the new building back a distance equal to that of the surrounding structures [Section C.1.2.4(3)]  
*The proposed remodeled structure will utilize the same footprint as the existing garage. It will be setback from the curb approximately 128 ½ feet and somewhat screened by the existing picket fence structure.*
- Respect the overall proportion and form [Section C.1.2.4(5)]  
*The proposed remodeled structure meets the development standards for size and location and is well-proportioned in comparison to the main residence; both are single-story structures.*
- Utilize floor heights common to adjacent buildings [Section C.1.2.4(6)]  
*The proposed remodeled structure's floor height appears to be the same as the existing detached garage.*
- Roof forms and roof lines should be consistent in shape and detail [Section C.1.2.4(7)]  
*The roof forms and roof lines of the proposed remodeled structure are consistent and compatible with the main residence; style elements of the main structure's roof have been incorporated into the remodeled structure. In addition, the applicant is proposing to install a metal roof to match the main structure.*



**Front of main structure**



**Dutch eyebrow on front of property secondary structure**

- Maintain the solid to void pattern established in window openings in front façades [Section C.1.2.4(8)]  
*The window pattern on the façade that faces West Hopkins Street of the proposed remodeled structure is compatible with that of the main residence.*
- Materials should reflect the period in which they are built but also respect the scale of adjacent buildings [Section C.1.2.4(9)]  
*For the proposed remodeled structure, the applicant is proposing to use a wood lap siding that matches the main residence's siding in width and profile. Staff finds this consistent with Sections C.3.4.5(A) and C.3.4.5(B) of the Historic District Design Guidelines which state that wood was the primary building material in residential construction. Staff also finds the applicant's choice to use a siding material that matches the profile of the main structure meets Section 4.5.2.1(I)(1)(g) of the San Marcos Development Code.*
- Avoid creating a false sense of history when constructing new buildings [Section C.1.2.4(16)]  
*The proposed remodeled structure will be very similar in style to the main residence, but should provide enough differentiation using door, window, and roofline details to make it distinguishable from the historic main house.*

Staff finds that the proposed remodeled structure meets the Secretary of the Interior's Standards for Rehabilitation Standard Number 9: *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."* The applicant is proposing to use the footprint of the existing structure and is keeping the scale similar to that of the main structure. Staff finds that utilizing the existing footprint retains the spatial relationship with the main structure which is consistent with the Secretary of the Interior's Standards for Rehabilitation Standard Number 2: *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided."*

Staff finds the request to remodel the existing detached historic-age garage to construct a single-story, 537 square foot accessory dwelling unit in the rear of the property consistent with the Historic District Design Guidelines [Section C.1.2.4(2), Section C.1.2.4(3), Section C.1.2.4(5), Section C.1.2.4(6), Section C.1.2.4(7), Section C.1.2.4(8), Section C.1.2.4(9), C.1.2.4(16), Section C.3.4.5(A) and Section C.3.4.5(B)], the San Marcos Development Code [Section 4.5.2.1(I)(1)(g)] and the Secretary of the Interior Standards for Rehabilitation [Standards 9 and 2]. Therefore, Staff recommends **approval of the request as submitted.**

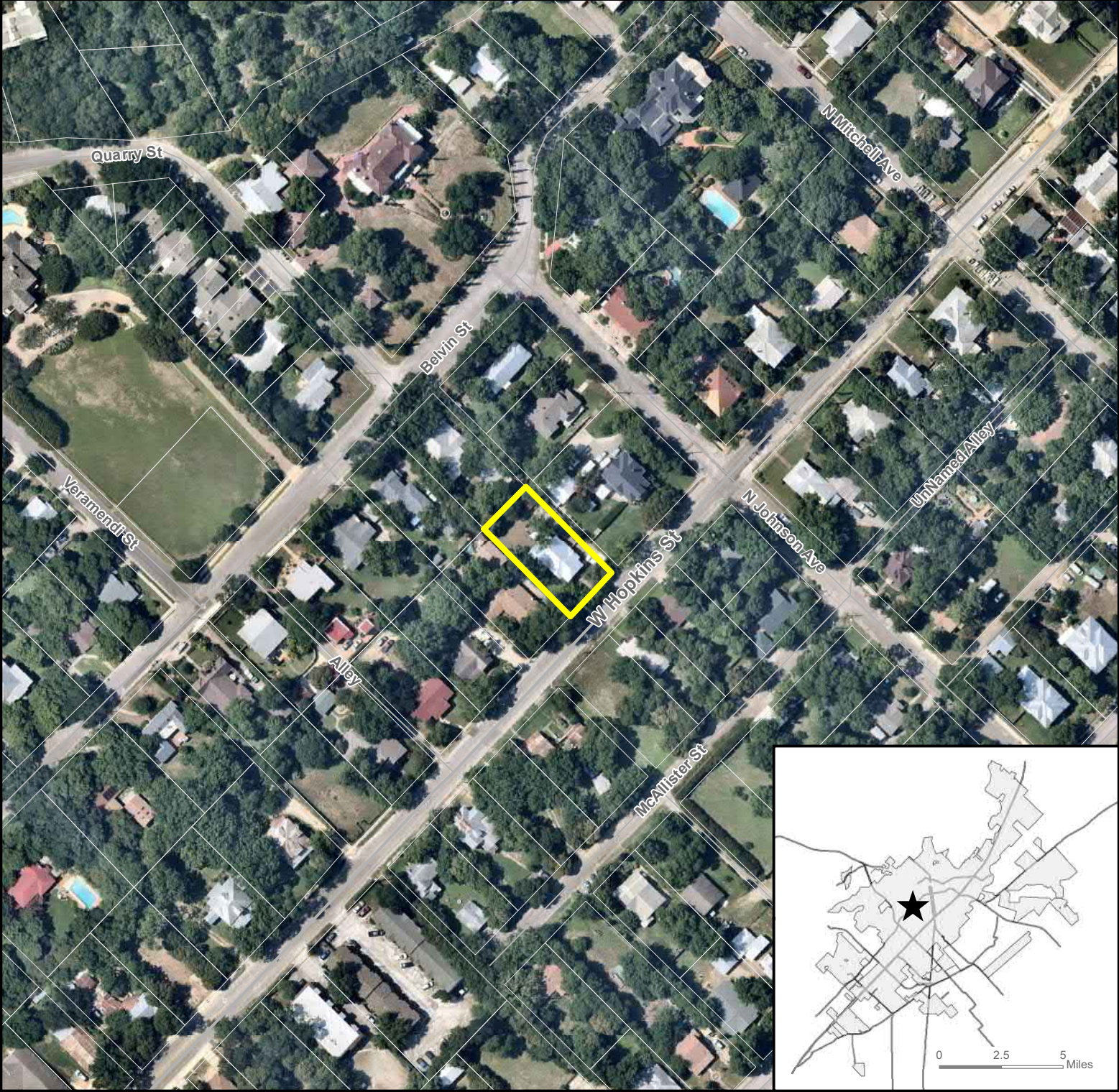
## **EXHIBITS**

- Aerial Map
- Historic Resources Survey Form from *My Historic SMTX*
- Renderings
- San Marcos Development Code Sections 2.5.5.4 and 4.5.2.1(I)
- Secretary of the Interior Standards for Rehabilitation

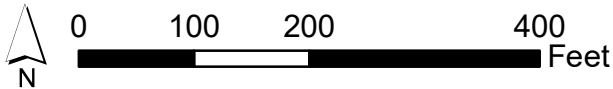


HPC-20-25  
Aerial View  
1114 W Hopkins St (Single-Story Accessory Dwelling Unit)

EXHIBIT A



- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 10/9/2020



## TEXAS HISTORICAL COMMISSION

193

## Historic Resources Survey Form

Project #: 00046

Local Id: R35138

County: Hays

City: SAN MARCOS

Address No: 1114

Street Name: W HOPKINS ST

Block: 2

## SECTION 1

## Basic Inventory Information

Current Name:

Historic Name:

Owner Information Name: DUPONT CHRISTOPHER S &amp; LAURA S

Address: 1024 W SAN ANTONIO ST

City: SAN MARCOS

State: TX

Zip: 78666

## Geographic Location

Latitude: 29.8762

Longitude: -97.953115

Parcel Id Phase 2

Legal Description (Lot\Block): S F MCALLISTER ADDN, BLOCK 8, LOT 1, ACRES 0.2466

Addition/Subdivision:

Year:

Property Type: Building

Listed NR District Name: Hopkins Street Local Historic District

Current Designations: ☐ NR District☐ NHL☐ NR☐ RTHL☐ OTHM☐ HTC☐ SAL☒ Local☐ OtherIs property contributing? ☒

Architect:

Builder

Construction Date: ca. 1925

Source Field survey

Recorded By: Elizabeth Porterfield/Hicks &amp; Company

Date Recorded: 2/1/2019

## Function

Current: Domestic

Historic: Domestic



## SECTION 2

## Architectural Description

Significant/intact ca. 1925 Craftsman bungalow with clipped gable ends; original wood siding, wood windows, original front door, and Craftsman-style porch supports; brick piers at porch steps; identified as high priority in 1997 Heritage Neighborhood survey; high integrity

☒ Additions, modifications **Explain:** Rear porch addition

☐ Relocated **Explain:**

## TEXAS HISTORICAL COMMISSION

193

## Historic Resources Survey Form

Project #: 00046

Local Id: R35138

County: Hays

City: SAN MARCOS

Address No: 1114

Street Name: W HOPKINS ST

Block: 2

## Stylistic Influence

Craftsman

## Structural Details

## Roof Form

Hipped, Cross-Gabled (clipped gable ends)

## Plan

Bungalow

## Roof Materials

Composition Shingles

## Chimneys

Brick

## Wall Materials

Wood Siding

## Porches/Canopies

**FORM** Gable Roof**SUPPORT** Tapered box supports, Masonry piers**MATERIAL**

## Windows

Wood, Double hung

## Doors (Primary Entrance)

Single (original)

## Landscape Features

Hist.-age detached garage with side addition; wooden picket fence

## ANCILLARY BUILDINGS:

Garage: Hist. age garage

Barn:

Shed:

Other:

## SECTION 3 Historical Information

## Associated Historical Context

Architecture, Community Development

## Applicable National Register (NR) Criteria:

- ☒ **A** Associated with events that have made a significant contribution to the broad pattern of our history
- ☐ **B** Associated with the lives of persons significant in our past
- ☒ **C** Embodies the distinctive characteristics of a type, period or method of construction or represents the work of a master, or possesses high artistic value, or represents a significant and distinguishable entity whose components lack individual distinctions
- ☐ **D** Has yielded, or is likely to yield, information important in prehistory of history

## Areas of Significance:

Significant/intact example of 1920s Craftsman bungalow; reflects early 20th-cent. neighborhood development

## Periods of Significance:

ca. 1925-1975

Levels of Significance: ☐ National ☐ State ☒ LocalIntegrity: ☒ Location ☒ Design ☒ Materials ☒ Workmanship ☒ Setting ☒ Feeling ☒ Association

## Integrity Notes:

Individually Eligible? Undetermined

Within Potential NR District?: Yes

Is Property Contributing?: ☒

Potential NR District Name: Hopkins Street Historic District

Priority High

Explain: High ntegrity; merits research for NRHP eligibility; contributing to local hist. dist.

## Other Information

Is prior documentation available for this resource? Yes

Type ☐ HABS ☒ Survey ☐ Other

## Documentation Details:

1997 San Marcos Heritage Neighborhood Survey (Keystone Architects)



PROPOSED RENOVATIONS TO AN  
ACCESSORY BUILDING

SAN MARCOS, TEXAS 78666  
1114 HOKKUS ST

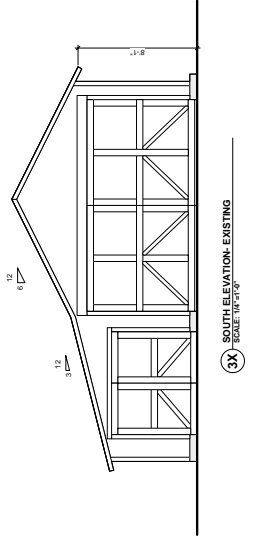
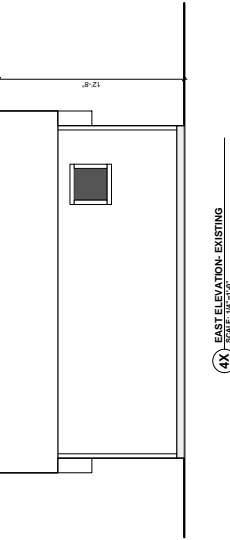
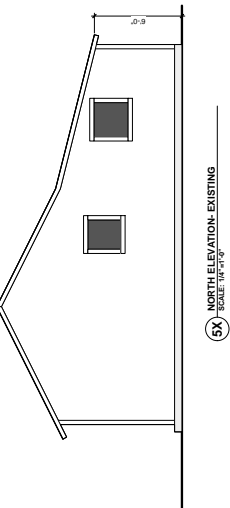
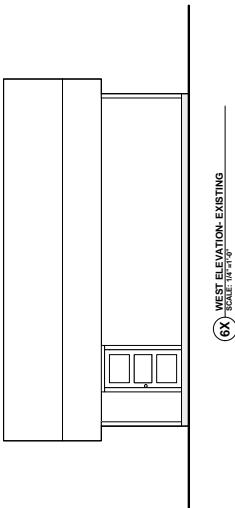
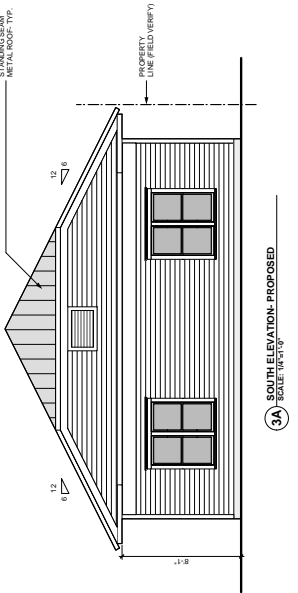
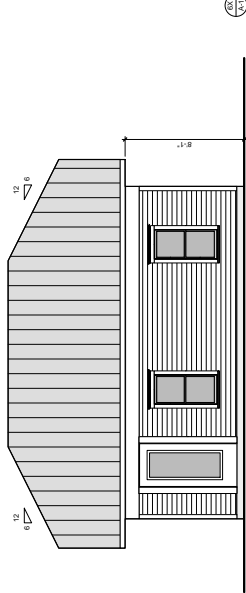
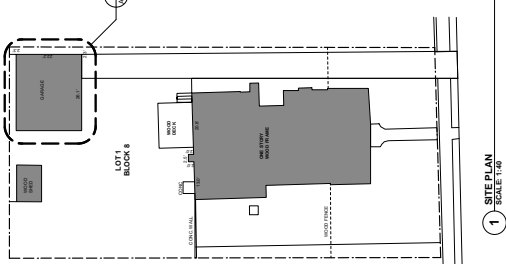
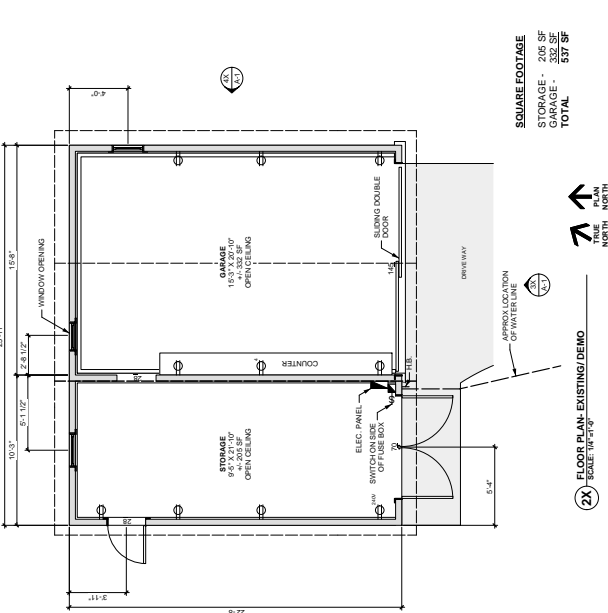
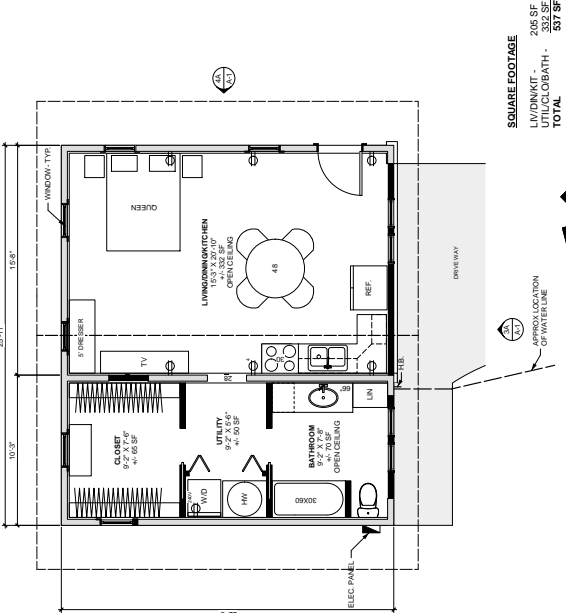
architecture - planning - restoration  
516 WEST HOPKINS STREET  
SAN MARCOS, TEXAS 78666  
OFFICE: 512-353-3339 FAX: 512-353-3001



REVIEW SET -  
NOT FOR  
CONSTRUCTION

NOTE: ALL CONCEPTS ARE PRELIMINARY AND NOT TO BE USED FOR PERMITS OR CONTRACTS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.

DRAWN BY: FG  
CHECKED: FG  
DATE: JUNE 2017  
REVISION: 10/10/20  
PROJECT NO: 17006  
SHEET NO: A-1



**Section 2.5.5.4 Criteria for Approval**

The following criteria shall be used to determine whether the application for a certificate of appropriateness shall be approved, conditionally approved or denied:

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5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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